



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: March 23, 2005 REPORT NO. HO 05-054

ATTENTION: Hearing Officer

SUBJECT: SAN DIEGO INTERNATIONAL MAP WAIVER
PTS PROJECT NUMBER: 55092

LOCATION: 10065 Via De La Amistad

APPLICANT: Hossein Zomorodi
K & S Engineering

SUMMARY

Requested Action - Should the Hearing Officer approve a Map Waiver to waive the requirement for a Tentative Map to convert two existing industrial buildings into 48 industrial condominiums at 10065 Via De La Amistad within the Otay Mesa Community Plan area?

Staff Recommendation - Approve Map Waiver No. 105287

Community Planning Group Recommendation – The Otay Mesa Community Planning Committee voted 12-0 -0 on January 19, 2005 to recommend approval of the project, with no conditions.

Environmental Review - The project is exempt from the California Environmental Quality Act pursuant to Article 19, section 15301(k) for existing facilities.

BACKGROUND

The project proposes a waiver from the requirements of a Tentative Map to convert two existing industrial buildings into 48 industrial condominiums on 5.97-acre site. The project is located at 10065 Via De La Amistad in the Industrial zone of the Otay Mesa Development District in the Otay International Center Precise Plan within the Otay Mesa Community Plan area.

The project site is surrounded by industrial use to the north and west, international border to the south and County of San Diego land to the east. The project consists of two industrial building

containing 48 lease spaces. The zone requires 76 parking spaces. The project contains a total of 185 existing parking spaces that are located on site around the buildings accessed through Via De La Amistad. The current use is industrial warehouse.

The project is in compliance with current applicable regulations per San Diego Municipal Code (SDMC) section 125.0120 and Otay Mesa Development District (OMDD) section 103.1104. The original development was permitted by right and constructed in the early 1990's. There are no open Building or Zoning Code violations of record against this property.

DISCUSSION

Staff has reviewed the Map Waiver request to waive the requirement for a Tentative Map. The project is in conformance with the applicable sections of the San Diego Municipal Code for Map Waivers. The development is also consistent with the Industrial Land Use designation of the Otay Mesa Development District OMDD. Therefore, staff recommends approval of the project.

ALTERNATIVE

1. Approve Map Waiver No. 105287, with modifications.
2. Deny Map Waiver No. 105287, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Nilia Koering, Development Project Manager

Attachments:

1. Draft Resolutions with Findings
2. Project Site Plan
3. Community Planning Group Recommendation